182.0	0001	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	663,300 / 663,300
					USE VALUE:	663,300 / 663,300
					ASSESSED:	663,300 / 663,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		MAYFLOWER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JONES JAMES P & LIANNE S A
Owner 2:	
Owner 3:	
Street 1:	34 MAYFLOWER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .12 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1936, having primarily Wood Shingle Exterior and 1020 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5248.000	251,000	8,100	404,200	663,300
Total Card	0.120	251,000	8,100	404,200	663,300
Total Parcel	0.120	251,000	8,100	404,200	663,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 650.29 | /Parcel: 650.29

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 122913

GIS Ref

GIS Ref

Insp Date 05/18/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 182.0-0001-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	251,000	8100	5,248.	404,200	663,300		Year end	12/23/2021
2021	101	FV	232,500	8100	5,248.	404,200	644,800		Year End Roll	12/10/2020
2020	101	FV	232,500	8100	5,248.	404,200	644,800	644,800	Year End Roll	12/18/2019
2019	101	FV	215,700	8200	5,248.	404,200	628,100	628,100	Year End Roll	1/3/2019
2018	101	FV	214,500	4800	5,248.	340,700	560,000	560,000	Year End Roll	12/20/2017
2017	101	FV	214,500	4800	5,248.	311,800	531,100	531,100	Year End Roll	1/3/2017
2016	101	FV	214,500	4800	5,248.	265,600	484,900	484,900	Year End	1/4/2016
2015	101	FV	188,400	4800	5,248.	231,000	424,200	424,200	Year End Roll	12/11/2014

!14221!

PRINT

Date	Time
12/30/21	18:34:53

LAST REV

Date	Time
07/24/18	14:59:07
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14221

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13258-686		8/1/1977		36,000	No	No		Y

USER DEFINED

Prior Id # 1:	122913
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/17/2006	108	Redo Kit	9,000	C		G7	GR FY07	REPL KIT CABS
10/5/2005	915	Addition	58,000			G7	GR FY07	8x8
7/9/2002	523	Redo Bat	4,000	O		G4	GR FY04	PARTIAL BATH REMOD

ACTIVITY INFORMATION

Date	Result	By	Name
5/18/2018	MEAS&NOTICE	BS	Barbara S
10/27/2008	Measured	197	PATRIOT
1/6/2000	Mailer Sent		
1/4/2000	Measured	163	PATRIOT
12/1/1981		WG	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5248		Sq. Ft.	Site		0	70.	1.10	7									404,210						404,200	

Total AC/HA:	0.12048	Total SF/SM:	5248	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 404,210	Spl Credit	Total: 404,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.00989902
Adj $ / SQ:	136.336
Other Features:	72609
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	281387
Depreciation:	30390
Depreciated Total:	250997

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	4	BRs:	2	Baths:	1	HB	

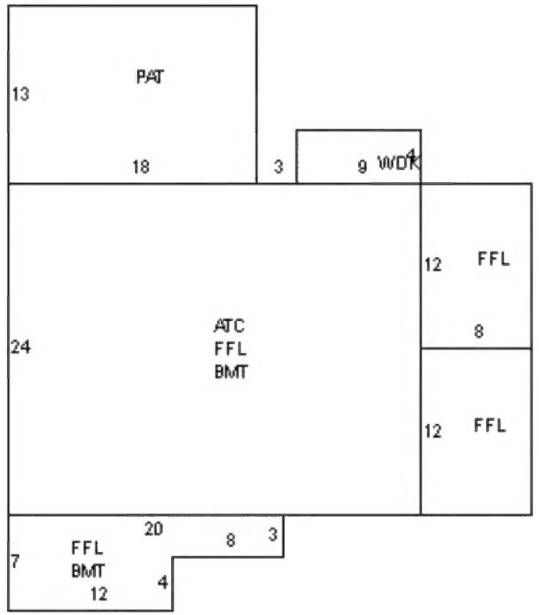
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2002
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	
Totals			
1	4	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	136.34
Special Features:	0	Val/Su Net:	105.91
Final Total:	251000	Val/Su SzAd	197.33

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,020	136.340	139,063
BMT	Basement	828	40.900	33,866
ATC	Attic	252	136.340	34,357
PAT	Patio	234	3.890	910
WDK	Deck	36	16.160	582

Net Sketched Area:	2,370	Total:	208,778
Size Ad	1272	Gross Area	2838	FinArea	1020
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

182.0-0001-0017.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X20	G	GD	1940	34.38	T	30	101			4,800			4,800
19	Patio	D	Y	1	11X27	A	AV	2010	3.51	T	7.2	101			1,000			1,000
22	Wood Deck	D	Y	1	13X19	A	AV	2010	10.05	T	7.2	101			2,300			2,300

More:	N	Total Yard Items:	8,100	Total Special Featues:		Total:	8,100